

MINUTES
Green Meadow Building Committee
Tuesday, September 5, 2023, 5:00 pm
Remote Meeting

Pursuant to Chapter 2 of the Acts of 2023 signed into law by Governor Healey on March 29, 2023, several pandemic-related relief provisions suspending certain provisions of the Open Meeting Law, G.L. c. 30A sec. 20 were further extended until March 31, 2025. All members of the public are invited to join the meeting virtually either by computer (internet) or phone as noted at the beginning of each meeting.

Meeting Called to Order via Roll Call at 5:00 pm

Brian Haas - Present
Jennifer Gaudet - Present
Jerry Culbert - Present
Mary Brannelly - Present
Nicholas Kane - Present
Robert Rouleau - Absent
Anthony Midey - Present
Wayne White - Present
Mark Anderson - Present
Christopher DiSilva - Present
Justin DeMarco - Present
Matthew Johann - Present
Greg Johnson - Present
Hilary Griffiths - Present
Mike Stevens - Present

Ken Neuhauser (NV) - Present
Charles Gobron (NV) - Absent
Katie Moore (NV) - Present

Project Team Members Present:

Phil Palumbo, Colliers Project Leaders and Chris LeBlanc, MVG

Others Present:

Josh Morse

Documents presented during meeting:

The meeting included presentation of a PowerPoint agenda and supporting slides presented by Phil P. and Mary B. These are attached to these meeting minutes.

School Building Committee (SBC) Meeting Minutes Approval

Jerry C. made a motion to accept the 6/12/23 as edited, 7/10/23, and 8/7/23 SBC Meeting Minutes. The SBC Meeting Minutes were approved unanimously via Roll Call.

Feasibility Study Budget & MSBA Reimbursement

Phil P. presented the status of the Feasibility Study Budget indicating that the only changes to the budget since the SBC met last are two expenses inputted in the "Planned but Not Contracted" column:

1. \$4,375.00 for Town-Wide Mailer
2. \$29,000.00 for Schematic Design Energy Modeling

The anticipated remaining balance from the \$1M feasibility study is approximately \$115,700.

A total of \$470,378, representing roughly 55% of the approximately \$850K spent to date, has been reimbursed by MSBA. The 55% is in-line with the project's Feasibility Study reimbursement rate.

MSBA Project Scope and Budget Agreement Presentation

Phil P. stepped through the presentation that was given to the Selectboard, School Committee, and Finance Committee in seeking their approval on executing the Project Scope and Budget Agreement with MSBA. Phil P. mentioned all three presentations resulted in unanimous votes of approval to execute the Project Scope and Budget Agreement with MSBA.

Josh M. indicated it would be good to clarify in the Maynard Tax Implications slide that any incentive / rebate monies received for the project will go towards paying off the project bond.

Vote to Approve the MSBA Project Scope and Budget Agreement

Jerry C. made the motion to approve the Project Scope and Budget Agreement for the construction of the new Green Meadow School as presented, was seconded by Nick Kane, and was unanimously approved via roll call vote.

Proposed Changes to SBC Member List

Jerry C. highlighted several proposed SBC member changes:

1. Adding Josh Morse as a voting member
2. Adding Cavan Stone as a non-voting member
3. Moving Ken Neuhauser to a voting member

He mentioned that these proposed changes would not be official until they're voted on by the Selectboard, which is scheduled to occur at the 9/5/23 Selectboard meeting. This change would result in the SBC growing to a 21-member committee with 17 voting members.

Update on Presentations to Selectboard, School Committee, and Finance Committee

Selectboard Presentation takeaways:

1. Questions if there was enough relevant experience amongst the existing SBC members.
 - a. SBC proposed the above noted change.
2. Questioned if the project was going to meet the Opt-In code.
 - a. Answered yes.
3. Questioned if the project was going with a ground-source heat pump system.
 - a. Answered yes.
4. Concerns of the temporary heating system being gas-fired.
 - a. Answered that further investigation will be conducted to see if the wells can be installed in a different location so that there is not a need for a temporary system, and if that doesn't work out, look into an all-electric, temporary heating system.
5. Concerns that Energy Modeling has not been completed yet.
 - a. SBC has approved The Green Engineer's proposal to perform Schematic Design Energy Modeling (see minutes further down).
6. Concerns about the building siting.
 - a. Analysis was completed during the Feasibility Study phase to understand the best building siting as it relates to daylight control, solar exposure as it relates to solar panels, constructability as it relates to constructing it while the existing building is occupied and there's a strong desire to limit the required tree clearing, and ensuring a safe, proposed site layout as it relates to separation of bus and parent dropoff and pickup.
7. Concerns about building size.
 - a. The building program is in-line with MSBA's space requirements, and MSBA has reviewed this fact.

School Committee Presentation takeaways:

1. Comment on wanting to make sure the slide showing the makeup of the SBC is included in the upcoming Community Forum presentation.
2. Commented on aspects associated with the base repair / code upgrade scope such as: no air conditioning, class sizes won't meet DESE requirements, the scope would require modulars for swing space, etc.
3. Commented on the fact that more focus should be put on the Safety features associated with the new building design and the School Committee wanted to see those design details, which was later provided to them.

Finance Committee Presentation takeaways:

1. Commented on updating the budget slide that's contained within the project FAQ on the project website.
2. Questioned what the water usage reduction will be due to the low flow plumbing fixtures associated with the project design.

Community Outreach Update

1. Mary B. indicated the August 26th Community Forum went well, and there were approximately 35 residents in attendance from all different age brackets.
2. Mary B. indicated that the Town-Wide mailer should be received by the Maynard residents this week.
3. Mary B. expressed the importance for residents to understand to attend the October 10th Town Meeting and the November 7th ballot vote.
4. Mary B. indicated Jennifer Gaudet and Matt Johann are starting a P.A.C. to help fund things like project vote signs, etc.
5. MVG to provide a new rendering that just has the floor plans on it, so it's more legible.
6. The need to have a slide that shows the pros that come with the new design and the cons that come with the base repair / code upgrade scope was discussed.
7. The increased cost in modulars was mentioned to be the contributing factor to the base repair / code upgrade scope going from an estimated \$34M to an estimated \$40M.
8. The need to have a slide regarding the local tax implications for the base repair / code upgrade was discussed.
9. Upcoming coffee talks and other outreach events were discussed.
10. The need to have a Community Outreach subcommittee meeting to discuss the presentation layout, etc. associated with the Town Meeting was discussed.
11. It was mentioned to get a "Save the Date" Town-Wide mailer out to the residents, via the P.A.C., indicating the dates, times, and locations of the Town Meeting and Ballot Vote.
12. It was mentioned that although the base repair estimate currently assumes a construction start of late 2024, it actually, most likely, wouldn't be able to hit that target date because it would still need to take the time to go through the Schematic Design process, take the time to have the budget locally approved, go through the rest of design & bidding, construct the modular swing space, then start the renovation. With this said, it was mentioned that potentially with the appropriate escalation added to the current base repair cost estimate, it's estimated cost is potentially a wash with the proposed new construction project cost.

Project Timeline Update

- Community Outreach Subcommittee meeting: TBD
- September 25, 2023, SBC Meeting
- October 10, 2023, Town Meeting
- November 7, 2023, Ballot Vote

New / Other Business

Schematic Design Energy Modeling

Phil P. presented the Schematic Design energy modeling proposal provided by The Green Engineer. He mentioned that the Schematic Design energy modeling was always planned for as it is a requirement for the Path 1 incentive program, but the intent was to wait until the project is locally approved to move forward. With that said, after hearing comments from the Selectboard presentation, the proposal from The Green Engineer to get the modeling done ASAP was sought. The proposal fee amount for the Schematic Design energy modeling effort was mentioned to be \$29K.

After comments from Josh M., Nick K., and Justin D. being in favor of the proposal, Nick Kane made a motion to approve the \$29K proposal for Schematic Design energy modeling by The Green Engineer, was seconded by Mary Brannelly, and unanimously approved via roll-call vote.

Next Meeting Dates

Monday, September 25, 2023, at 5:00 PM, SBC Meeting.

Meeting Adjourned via Roll Call at 6:06 PM.

APPROVED on 9/25/2023